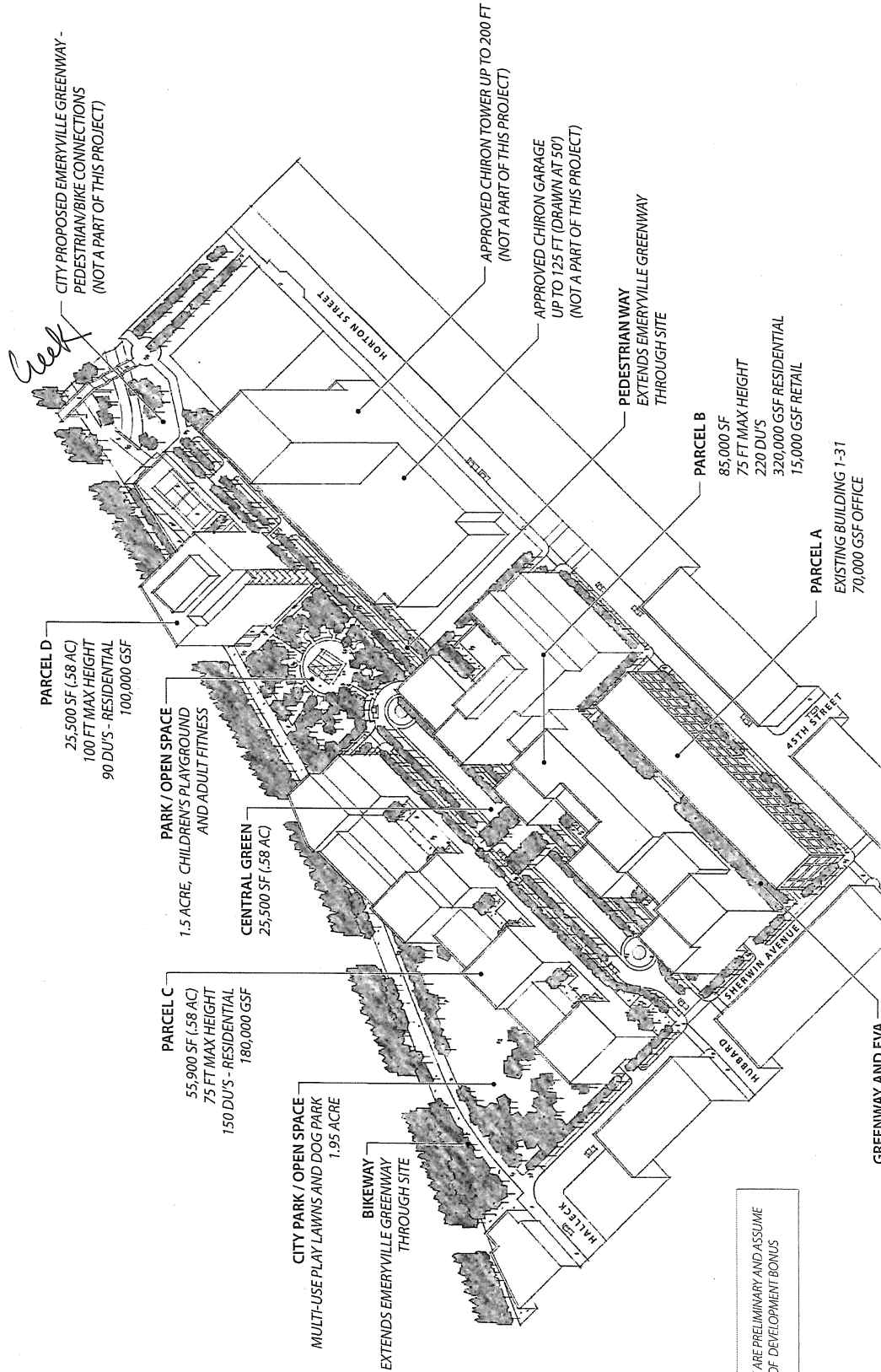


Tenascal Creek



ILLUSTRATIVE DEVELOPMENT CONCEPT

Sherwin-Williams Emeryville

Prepared for TDP-East Bay Partners, LLC by ROMA Design Group

SEPTEMBER 2013

Circulation/Access

- A. Circulation and Access for the project is shown on Exhibit 3.
- B. Streets shall comply with cross sections (Exhibits 7, 9, 10, and 11) and treatment/design criteria described below.
- C. Curb Cuts/Driveways (excludes ADA requirements).

- 1. None permitted along Hollis, except as provided in Condition 27.
- 2. No new curb cuts/driveways along 53rd Street. Relocation of existing curb cuts/driveways permitted (six curb cuts/driveways exist).
- 3. No new curb cuts/driveways along Horton Street. Relocation of existing curb cuts/driveways permitted (14 curb cuts/driveways exist).
- 4. Curb cuts/driveways along Project frontage of Stanford Street limited to 3 (Holden, CMF Service, and Horton).
- 5. Service docks/service areas shall be limited adjacent to public streets; they shall be concentrated along Holden Street. One service dock would be permitted on Horton Street while Horton is a public Street. Loading at the dock on Horton Street shall be restricted to non-peak periods. If Horton is privatized, additional docks may be allowed.

- 6. Primary access to parking structures shall be from Horton Street bypass or private driveways along the SF right of way. Any secondary access shall be reviewed and approved by the Public Works director.
 - 7. Unless otherwise permitted by city or in these guidelines driveways/curb cuts shall not exceed 22' in width.
- Height
- The maximum height of all habitable space shall be 90 feet, with the following exceptions (also see Exhibit 4):
- A. Administrative Tower at Hollis/Stanford.
 - 1. A tower of 225' will be allowed on the Building 1 site, provided that
 - a. The tower portion of the building is set back from Hollis Street by at least 160' at the juncture of Buildings 1 and 2 and from Stanford Avenue by 5' to 45';

- B. South Administrative Complex.
- 1. A second administrative complex up to 200' in height will be permitted on the west side of Horton Street south of 53rd Street under the following conditions.
- 2. The Administrative Tower at the Southwest corner of Hollis Street and Stanford Avenue shall have already been constructed and occupied.
- 3. The complex shall be comprised of a maximum of two tower structures each sculpturally shaped to create a visually interesting silhouette.
- 4. If two towers are constructed, they shall vary in height by at least 50' and be separate from one another by at least 100'.
- 5. The two towers may be connected with enclosed space up to a height of 125 feet, provided that such enclosed space is stepped back from the face of the building by at least 30 feet, that it is designed to be an integral part of the overall architectural form and that said enclosed space connection does not exceed an average maximum floorplate of 7,000 gross square feet.
- 6. The towers shall have a similar architectural expression as the tower at Hollis and Stanford and shall be architecturally integrated with the parking garage below.
- C. R&D Buildings Between Holden and Horton.
- 1. Buildings north of 53rd Street will be allowed to a height of 125' if
- a. All of Hollis Street sites are built out; and

2.4 DESIGN/DEVELOPMENT STANDARDS

2.4.1 Height Restrictions [Condition 11]

Chiron shall comply with the building height envelope shown in Figure 2-15 and as described in Condition of Approval 90, Height [see p. B-2]. As indicated in that figure, building heights on most of the PUD Area are limited to 90 feet, with a conditional height limit of 125 feet¹. Maximum allowable building heights are 225 feet and 200 feet at the proposed sites for the Administrative Tower (Building 1) and South Administrative Complex (Building 14b), respectively. Other notable exceptions are a height limit of 75 feet for certain stepback areas along Hollis Street, 53rd Street, and Horton Street (existing buildings are excepted). A height limit of 75 feet is established for the portion of the PUD Area west of Horton Street (except for the South Administrative Complex).

Due to the specific functional characteristics of the building types Chiron is developing (research, development, manufacturing), greater than average building floor-to-floor height will be required. Typical process development floors in Research & Development buildings will require 24 to 26 feet floor to floor. This is due to the height of the process and utility equipment used and is required for installation, access, and maintenance of the equipment. The typical floor-to-floor height required for Research & Development space will be 16 to 18 feet. The height is due to the specific needs resulting from the laboratory functions for the routing of and access to the mechanical, electrical, plumbing, and HVAC systems.

Building heights of 225 feet are proposed at the corner of Hollis Street and Stanford Avenue to allow for an Administrative Tower to act as a significant gateway to the site [p. B-2, Height, A]. This building will accommodate adminis-

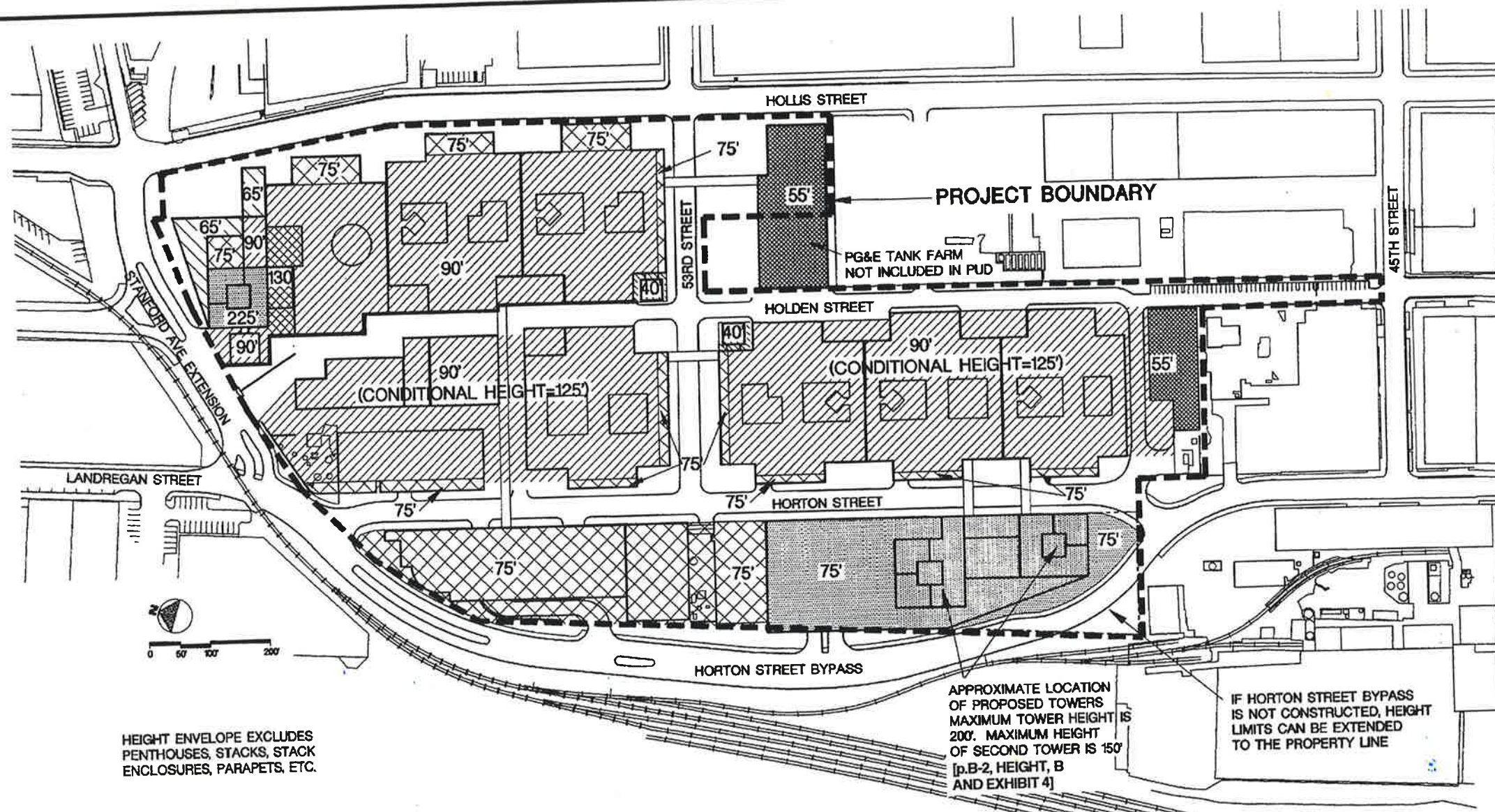


Figure 2-15 Proposed Development Envelope (Illustrative as to building configuration)

tration facilities. Building heights of 200 feet [p. B-2, Height, B] are proposed at the southwest corner of the property for an Administrative Complex to be developed after development of the main tower. This envelope extends between the existing PDU building and the south property line and from the west property

line to the west side of Horton Street. These towers will comply with the height and volumetric parameters set forth in Condition of Approval 90, Height B [see p. B-2]. In general, building heights of 90 feet, with a conditional height of 125 feet¹, are proposed for most of the remainder of the PUD Area. The predominant height of structures south of 53rd Street and east of Holden Street shall not exceed 35 feet. However, up to 10,000 square feet in this area shall be permitted heights up to 55 feet,

provided that such additional height is for auditorium space and is a sculptural form of visual and architectural interest [p. B-3, Height, E].

Auxiliary features are allowed to exceed the stated height limits, including antennas; fire and parapet walls; roof structures for the housing of air handling units, cooling towers, elevators, stairways serving the roof, tanks, ventilating fans, ductwork, and similar equipment; and skylights.

¹ Buildings north of 53rd Street between Holden and Horton will be allowed to a height of 125 feet if (1) all of the Hollis Street sites north of 53rd are built out; and (2) additional height above 90 feet is set back from the property line of 53rd and Horton streets by 60 feet. Buildings south of 53rd Street will be allowed to a height of 125 feet if the sites north of 53rd Street between Holden and Horton streets have been built out [p. B-2-3, Height, C].